

UNOFFICIAL COPY



1502801060

Doc#: 1502801060 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2015 11:05 AM Pg: 1 of 4



SPECIAL WARRANTY DEED

First American Title
Order # 2600827
(10+1)

THIS INDENTURE, made this 11 day of December, 2014, between **Fannie Mae A/K/A Federal National Mortgage Association**, P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR** a Corporation created and existing under and by virtue of the laws of the State of TX and **Angelo Manning**, **GRANTEE**, 14778 W Jenan Dr, Surprise, AZ 85379, and duly authorized to transact business in the State of Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and legally described on **Exhibit A attached hereto**.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or December be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on **Exhibit A attached hereto**.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$2,640.00** FOR A PERIOD OF **3** MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN **\$2,640.00** FOR A PERIOD OF **3** MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

See Exhibit "A" attached hereto and made a part hereof

REAL ESTATE TRANSFER TAX		21-Jan-2015
	CHICAGO:	18.75
	CTA:	0.00
	TOTAL:	18.75
20-30-205-026-0000 20141201654792 1-755-440-768		

REAL ESTATE TRANSFER TAX		21-Jan-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-30-205-026-0000 20141201654792 1-816-049-280		

S Y
P LGG
S N
SC Y
INTA

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, by its authorized signing officer, and attested by its authorized signing officer.

Dated this 11 day of NOV, 2014

**IMPRESS
CORPORATE SEAL
HERE**

**Fannie Mae A/K/A Federal National Mortgage Association
By First American Title Insurance Company, Attorney in Fact
Signed By:**

[Signature]
Signature of Corporate Officer
Name of Officer: Jamey Davis
Its Authorized Signer

Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

[Signature]
Attest:
Print Name: Amanda Roberts

STATE OF Tx, COUNTY OF Dallas ss.

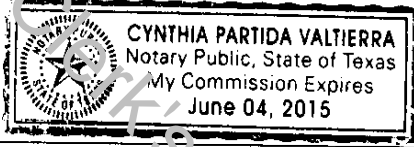
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jamey Davis and Amanda Roberts, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of NOV, 2014

[Signature]
(Notary Public)

Exempt under 35ILCS 200/31-45 Paragraph B of the Real Estate Transfer Tax Act.

[Signature]
Seller Representative
12/12/14
Date



Prepared by:
Bruce K. Shapiro, Esq.
555 Skokie Blvd.,
Suite 500
Northbrook, IL 60062

Mail To:
Angelo Manning,
14778 W Jennan Drive
Surprise, AZ 85379

Name and Address of Taxpayer:
Angelo Manning,
14778 W Jenan Drive
Surprise, AZ 85379

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 388 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN Cook COUNTY, ILLINOIS

Subject to: General real estate tax not due and payable at closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number (s): 20-30-205-026-0000

Address of Real Estate: 7151 South Hermitage Avenue, Chicago, IL 60636

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

UNOFFICIAL COPY



First American

First American Title Insurance Company
1010 Lake Street, Suite 113
Oak Park, IL 60301
Phone: (708)386-6416
Fax: (866)242-3110

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 05, 2015

Signature: *Angela M...*
Grantor or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on January 05, 2015.

Notary Public *Deborah S. Ozanic*



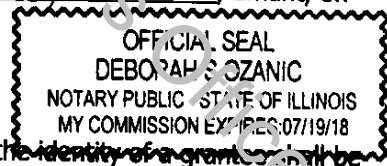
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 05, 2015

Signature: *Angela M...*
Grantee or Agent

Subscribed and sworn to before me by the said undersigned, affiant, on January 05, 2015.

Notary Public *Deborah S. Ozanic*



Note: Any person who knowingly submits a false statement concerning the identity of a grantor shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)